



316 N. Main St., Stillwater, OK 74075



## PROPERTY DESCRIPTION

This heavily trafficked retail center features a great tenant mix of restaurants, professional services and consumer goods. The proximity to OSU and its prominent position in this retail corridor is perfect for your retail business. This center was redeveloped and remodeled in 2019.

The center also offers climate controlled storage with interior entrance to the space.

## PROPERTY HIGHLIGHTS

- .3 Miles from Boone Pickens Stadium
- Surrounded by Single and Multi-Family Residential
- High Traffic Count
- Excellent Day-Time Traffic

## LOCATION DESCRIPTION

Located in the Exchange Center retail strip on the corner of Main St & Hall of Fame Ave.

## OFFERING SUMMARY

|                |                             |
|----------------|-----------------------------|
| Lease Rate:    | \$8.00 SF/yr (Full Service) |
| Available SF:  | 2,672 SF                    |
| Building Size: | 16,130 SF                   |
| Traffic Count  | 15,400 VPD                  |

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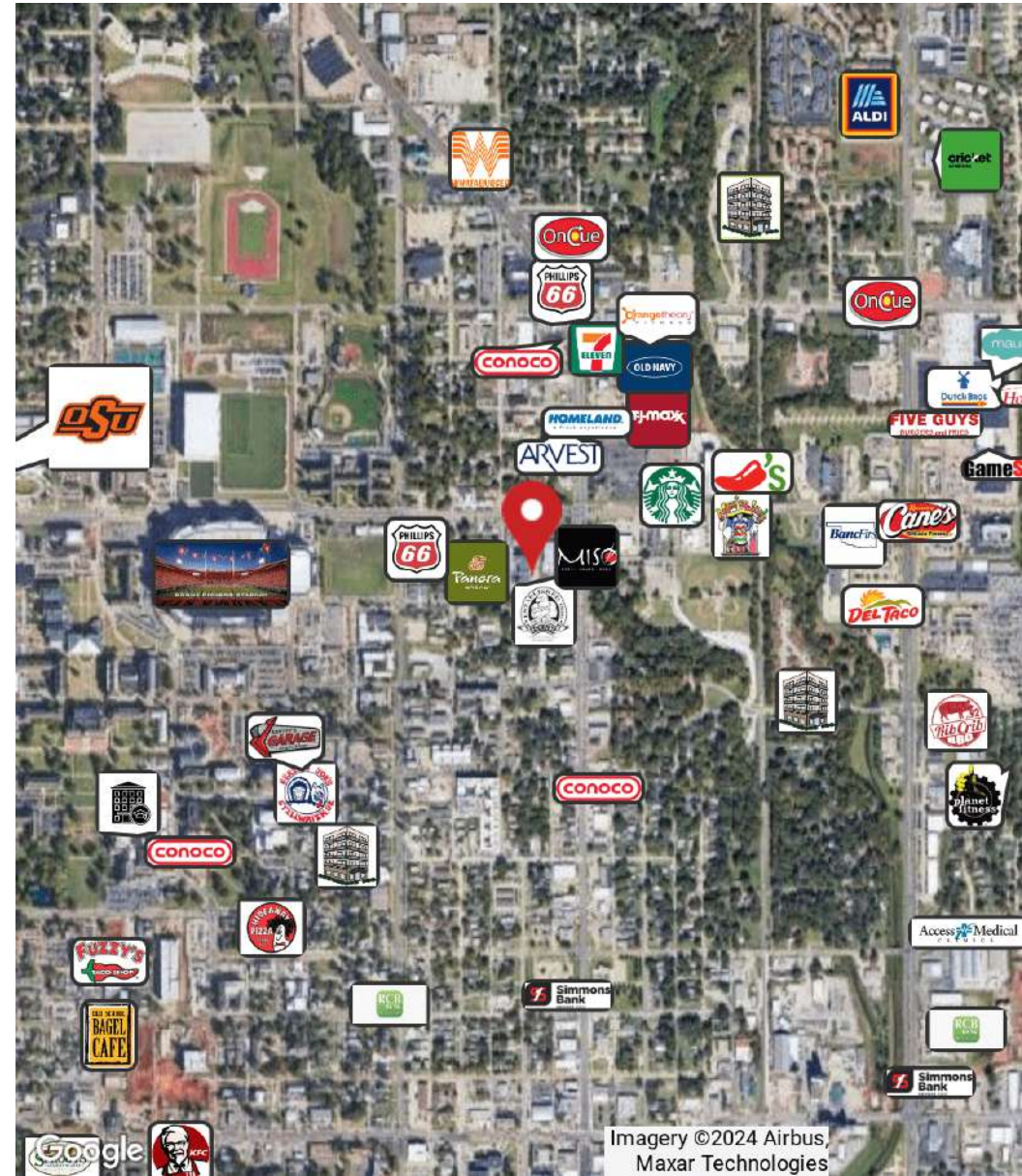
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 10,005 | 40,081  | 53,499  |
| Average Age          | 23.0   | 24.4    | 25.8    |
| Average Age (Male)   | 22.8   | 23.9    | 25.0    |
| Average Age (Female) | 23.5   | 25.0    | 26.6    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,272     | 15,398    | 20,741    |
| # of Persons per HH | 2.3       | 2.6       | 2.6       |
| Average HH Income   | \$26,334  | \$36,755  | \$43,849  |
| Average House Value | \$115,990 | \$134,751 | \$167,158 |

2020 American Community Survey (ACS)



Imagery ©2024 Airbus, Maxar Technologies





# Stillwater Exchange Center

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# FOR LEASE



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